



# MAGGS & ALLEN

3 DOWRY PLACE  
HOTWELLS, BRISTOL, BS8 4QL

**Asking Price £430,000**

- Impressive four storey Georgian mixed-use property.
- Two storey chiropractic clinic and large maisonette above.
- Fantastic scope for redevelopment.
- Potential for 2 large maisonettes or single residence.



Commercial & Investment  
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## DESCRIPTION

An attractive four storey, mixed-use Grade II listed Georgian building, situated in a prime location in Hotwells, within close proximity to Bristol's Harbourside and Clifton Village. The property is arranged as a ground and basement former chiropractic clinic, with a large maisonette above. There is potential for conversion of the clinic into a further maisonette, or to convert the building into a family home (subject to obtaining the necessary consents), or could be retained as a mixed use/ live-work opportunity.

## LOCATION

Situated in a predominantly residential and central location in Hotwells, within easy reach of the Harbourside.

## ACCOMMODATION

The property measures approximately 1,700 ft<sup>2</sup> (158 m<sup>2</sup>) and is currently arranged to provide a former chiropractic clinic on the ground and basement levels with a residential maisonette on the first and second floors.

Please refer to floor plan for approximate room measurements and internal layout.

## TENURE

Understood to be freehold. Offered for sale with vacant possession.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

### RATINGS

First and Second Floor Maisonette - C

Ground and Basement Clinic - C

### BUSINESS RATES

The Rateable Value with effect from April 2026 is £13,500. The flat has a council tax band C.

### FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

### REDEVELOPMENT POTENTIAL

The property offers potential to reconfigure the existing accommodation into two spacious 2-bedroom maisonettes (subject to consents). We would anticipate a potential GDV in the region of £700,000 - £750,000 (£350,000-£375,000 per maisonette), depending on the exact specification. Alternatively, the property could be converted into an impressive single residence (subject to consents). We would anticipate a resale value in the region of £675,000.

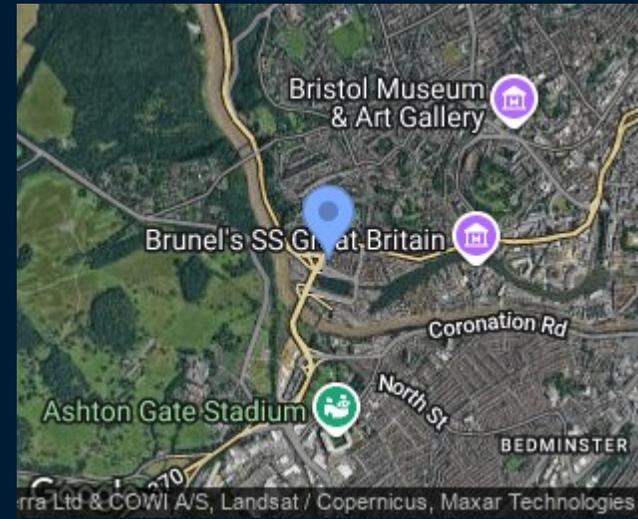
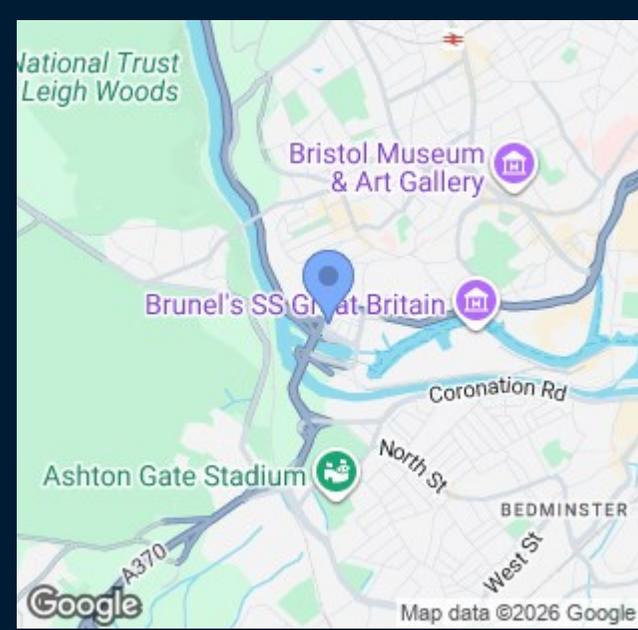
### VAT

All figures quoted are exclusive of VAT unless otherwise stated.

### VIEWINGS

By appointment.





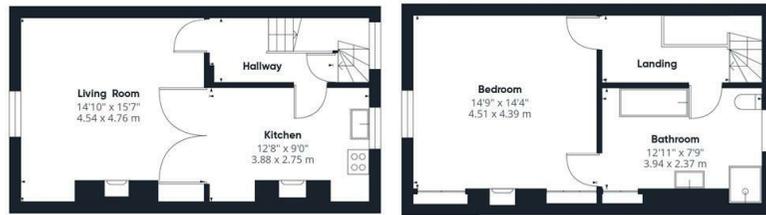
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Basement



Ground Floor



First Floor

Second Floor



Approximate total area<sup>m</sup>

1809 ft<sup>2</sup>  
168.1 m<sup>2</sup>

Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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